

TWIN FALLS COUNTY
RECORDED FOR:
TWIN FALLS, CITY OF
11:03:36 am 07-09-2008
2008-015516
NO. PAGES: 3 FEE: \$
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CNICE

D 2942

COPY

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NOV 12 2008

TECHNICAL SUPPORT

ORDINANCE NO. 2942

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL
PROPERTY BELOW DESCRIBED, PROVIDING THE ZON-
ING CLASSIFICATION THEREFOR, AND ORDERING THE
NECESSARY AREA OF IMPACT AND ZONING DISTRICTS
MAP AMENDMENT.

WHEREAS, Steve and Kathy Sayers have made application for
annexation of property located at 717 Lee Court; and,

WHEREAS, the City Planning and Zoning Commission for the
City of Twin Falls, Idaho, held a Public Hearing as required by
law on the 13th day of May, 2008, to consider the Zoning
Designation and necessary Area of Impact and Zoning Districts Map
amendment upon annexation of the real property below described;
and,

WHEREAS, the City Planning and Zoning Commission has made
recommendations known to the City Council for Twin Falls, Idaho;
and,

WHEREAS, the City Council for the City of Twin Falls, Idaho,
held a Public Hearing as required by law on the 16th day of May,
2008, to consider the Zoning Designation and necessary Area of
Impact and Zoning Districts Map amendment upon annexation of the
real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY
COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the
same is hereby annexed into and declared to be a part of the City
of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way
adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof
be and the same is hereby zoned R-2.

SECTION 3. Public services may not be available at the time
of development of this property, depending upon the speed of
development of this and other developments, and the ability of the

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City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

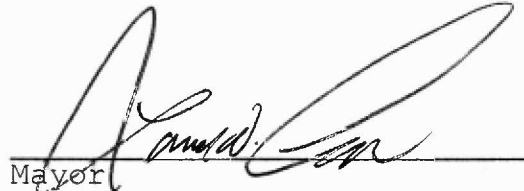
SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL June 16, 2008


SIGNED BY THE MAYOR

June 23

, 2008


Mayor

ATTEST:


Deputy City Clerk

PUBLISH: Thursday, July 3, 2008

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TECHNICAL SUPPORT

ATTACHMENT "A"

COPY

0-2942

A parcel of land located in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 11, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, being more particularly described as follows:

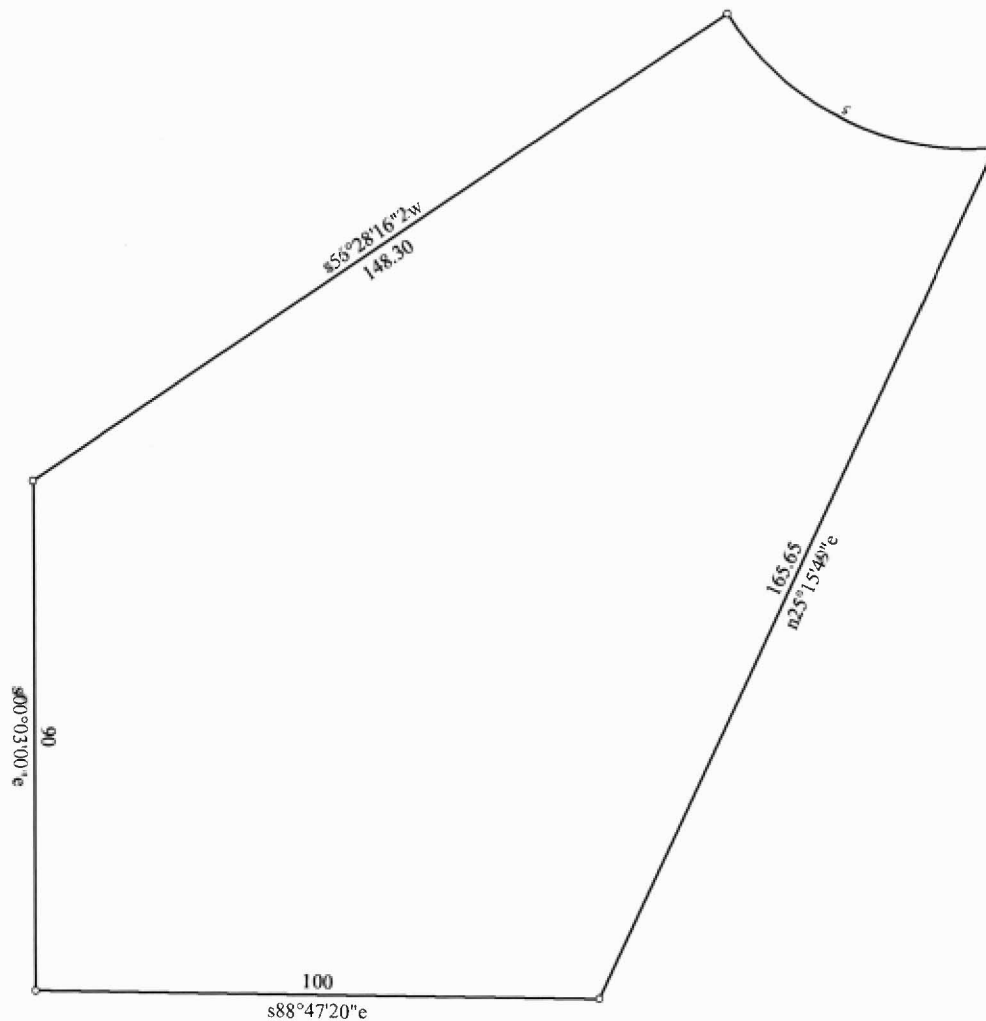
Lot 4 Block A of Ken Lee Subdivision.

Containing approximately 0.42 Acres

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| | | |
|---|-----------------------------|---|
| Title: | | Date: 10-21-2008 |
| Scale: 1 inch = 34 feet | File: Sayers Annexation.des | |
| Tract 1: 0.423 Acres: 18404 Sq Feet: Closure = n62.5404e 0.01 Feet: Precision =1/108986: Perimeter = 560 Feet | | |
| 001=s56.28162w 148.30 | 003=s88.4720e 100 | 005: Rt. R=50, Arc=55.85, Delta=64.0000 Bng=n62.4813w, Chd=52.99 |
| 002=s00.0300e 90 | 004=n25.1549e 165.65 | |

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TECHNICAL SUPPORT

Affidavit of Publication

STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS.

I, Ruby Aufderheide, being first duly sworn upon oath, depose and say that I am Legal Clerk of the TIMES-NEWS, published daily at, Twins Falls, Idaho, and do solemnly swear that a copy of the notice of advertisement, as per clipping attached, was published in the regular and entire issue of said newspaper, and not in any supplement thereof, for ~~one consecutive~~ publication, commencing with the issue dated 3rd day of July, 2008 and ending with the issue dated 3rd day of July, 2008

And I do further certify that said newspaper is a consolidation, effective February 16, 1942, of the Idaho Evening Times, published theretofore daily except Sunday, and the Twin Falls News, published theretofore daily except Monday, both of which newspapers prior to consolidation had been published under said names in said city and county continuously and uninterruptedly during a period of more than twelve consecutive months, and said TIMES-NEWS, since such consolidation, has been published as a daily newspaper except Saturday, until July 31, 1978, at which time said newspaper began daily publication under said name in said city and county continuously and uninterrupted.

And I further certify that pursuant to Section 60-108 Idaho Code, Thursday of each week has been designated as the day on which legal notice by law or by order of any court of competent jurisdiction within the state of Idaho to be issued thereof Thursday is announced as the day on which said legal will be published.


Ruby Aufderheide, Legal Clerk

STATE OF IDAHO
COUNTY OF TWIN FALLS

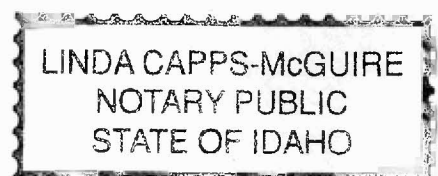
On this 3rd day of July, 2008, before me,

a Notary Public, personally appeared Ruby Aufderheide, Ruby Aufderheide
known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.


Notary Public for Idaho
Residing at Twin Falls, Idaho.

My commission expires:

5-19-09



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TECHNICAL SUPPORT

ORDINANCE NO. 2942

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

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SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

ATTACHMENT "A"

A parcel of land located in the NE ¼, NW ¼, Section 11, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, being more particularly described as follows:

Lot 4 Block A of Ken Lee Subdivision.

Containing approximately 0.42 Acres

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

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PASSED BY THE CITY COUNCIL June 16

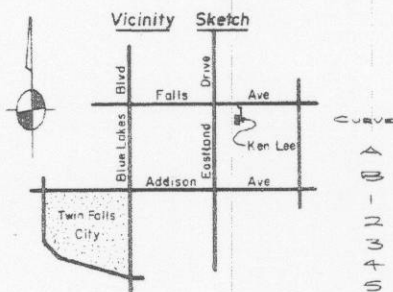
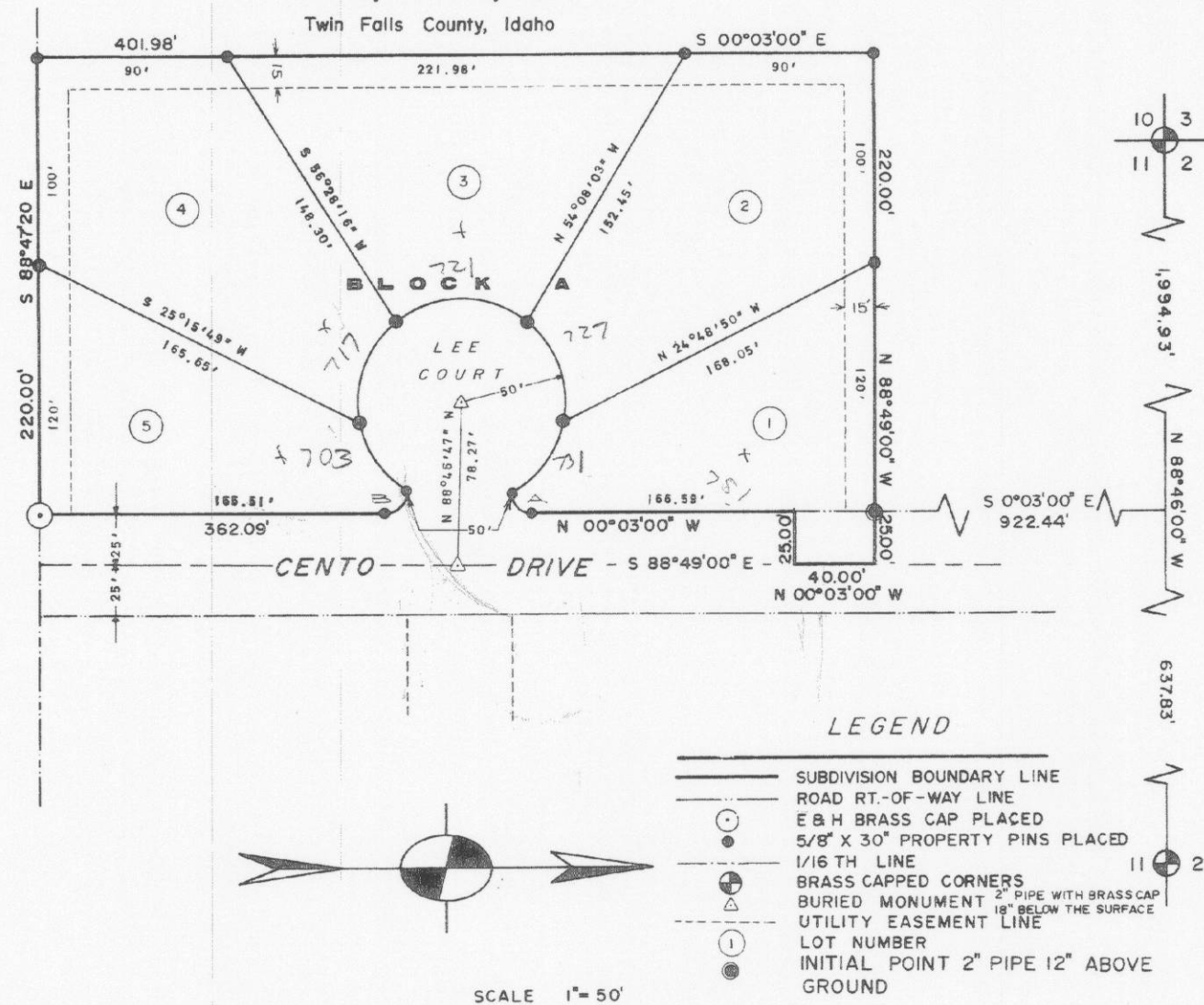
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TECHNICAL SUPPORT

KEN LEE SUBDIVISION

NE 1/4 NW 1/4 Sect. 11
T 10 S, R 17 E, B.M.



| A | R | T | L | L.C. | L.C.BEAR. |
|------------|--------|--------|--------|--------|-----------------|
| 99°45' | 9.25 | 9.95' | 14°73' | 13.22 | N 45° 34' 25" E |
| 88°45' 10" | 10.77' | 10.54' | 16.69' | 15.01' | S 44° 25' 35" E |
| 59°00" | 50.00' | --- | 49.74' | 47.72 | N 45° 14' 52" E |
| 60°00" | 50.00' | --- | 55.85' | 53.60' | N 42° 11' 49" E |
| 60°00" | 50.00' | --- | 53.23' | 50.75' | N 40° 18' 21" N |
| 60°00" | 50.00' | --- | 55.85' | 52.99' | N 42° 48' 13" N |
| 58°00" | 50.00' | --- | 47.12' | 45.40' | S 38° 11' 56" E |

OWNER'S CERTIFICATE

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE FOLLOWING IS A CORRECT DESCRIPTION OF THE LAND INCLUDED IN THIS PLAT OF "KEN LEE SUBDIVISION": THAT PROPERTY IN NE 1/4 NW 1/4 SECTION 11, T 10 S, R 17 E, B.M. TWIN FALLS COUNTY, IDAHO, WHICH SUBDIVISION BOUNDARY IS DESCRIBED AS FOLLOWS: BEGINNING AT THE N 1/4 CORNER OF SECTION 11, THENCE N 88°46'00" W 637.83', THENCE S 0°03'00" E 922.44' TO THE REAL POINT OF BEGINNING, THENCE N 88°49'00" W 220.00', THENCE S 0°03'00" E 401.98', THENCE S 88°47'20" E 220.00', THENCE N 0°03'00" W 362.09', THENCE S 88°49'00" E 25.00', THENCE N 0°03'00" W 40.00', THENCE N 88°49'00" W 25.00', TO THE REAL POINT OF BEGINNING, WHICH BOUNDARY CONTAINS 205 ACRES. IT IS THE INTENTION OF SAID OWNERS TO INCLUDE ALL OF THE ABOVE DESCRIBED PROPERTY IN SAID PLAT AND THAT SAID PROPERTY IS TO BE DIVIDED INTO LOTS AND BLOCKS AS SHOWN, AND THAT THE LOCATION AND DIMENSIONS OF THE LOTS AND BLOCKS ARE AS SHOWN ON ON THIS PLAT, AND THAT DONATION OF THE STREETS: (A 25' WIDE BY 40' LONG SECTION OF CENTO DRIVE, AND "LEE COURT" AS SHOWN ON THIS PLAT, IS HEREBY MADE TO THE COUNTY OF TWIN FALLS.

THE UTILITY EASEMENTS, WHICH HEREBY EXIST BY REFERENCE, TO BE 15' WIDE ALONG THE REAR OF ALL THE SUBDIVISION LOT LINES, ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES, OTHER THAN THOSE FOR UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND THIS DAY AND YEAR

7/24/73 DATE Ken Lee OWNER 7/24/73 DATE Libby Lee OWNER

ACKNOWLEDGEMENT

ON THIS 24 DAY OF July IN THE YEAR OF OUR LORD 1973, BEFORE ME Leah E. Thompson A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED Ken Lee & Libby Lee, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR.

MY COMMISSION EXPIRES: 4 Aug 1973 Leah E. Thompson NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

I _____, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. THIS _____ DAY OF _____ 1973 A.D. IN MY OFFICE AND DULY RECORDED IN BOOK _____ OF PLATS AT PAGE _____ INSTRUMENT NUMBER _____ TWIN FALLS COUNTY RECORDER

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TECHNICAL SUPPORT

KEN LEE SUBD. (OUTSIDE)

CURVE

DATA

| CURVE | DELTA | RADIUS | ARC | CHORD | TANGENT | CHORD BEG | CURVE | DELTA | RADIUS | ARC | CHORD | TANGENT | CHORD BEG |
|-------|-----------|--------|--------|--------|---------|--------------|-------|-----------|--------|--------|--------|---------|--------------|
| 1 | 88°40'11" | 20.00 | 30.95 | 27.95 | 19.54 | N 44°26'18"W | 34 | 28°55'29" | 175.00 | 76.13 | 75.53 | 18.68 | S 3°36'03"W |
| 2 | 91°19'49" | 20.00 | 31.88 | 28.61 | 20.47 | S 45°33'42"W | 35 | 45°00'00" | 125.00 | 96.17 | 95.67 | 51.78 | S 22°31'47"W |
| 3 | 45°00'00" | 150.00 | 117.81 | 114.81 | 62.13 | S 22°36'13"E | 36 | 24°18'58" | 150.00 | 63.86 | 63.18 | 32.32 | S 12°03'16"W |
| 4 | 45°00'00" | 125.00 | 96.17 | 95.67 | 51.78 | S 22°36'13"E | 37 | 20°41'02" | 150.00 | 58.17 | 57.87 | 27.37 | S 34°31'16"W |
| 5 | 33°04'48" | 175.00 | 76.13 | 75.53 | 35.73 | S 11°38'37"E | 38 | 45°00'00" | 125.00 | 96.17 | 95.67 | 51.78 | S 22°31'47"W |
| 6 | 31°55'12" | 175.00 | 76.13 | 75.53 | 35.73 | S 11°38'37"E | 39 | 45°00'00" | 100.00 | 76.54 | 76.54 | 41.42 | S 22°31'47"W |
| 7 | 90°00'00" | 20.00 | 31.42 | 28.28 | 20.00 | N 0°06'13"W | 40 | 45°00'00" | 125.00 | 96.17 | 95.67 | 51.78 | S 22°31'47"W |
| 8 | 90°00'00" | 20.00 | 31.42 | 28.28 | 20.00 | N 0°06'13"W | 41 | 31°59'44" | 150.00 | 83.78 | 82.68 | 43.01 | S 15°53'39"W |
| 9 | 88°40'11" | 20.00 | 30.95 | 27.95 | 19.54 | N 44°26'18"W | 42 | 13°00'16" | 150.00 | 74.05 | 73.97 | 37.10 | S 38°23'39"W |
| 10 | 91°19'49" | 20.00 | 31.88 | 28.61 | 20.47 | S 45°33'42"W | 43 | 45°00'00" | 100.00 | 76.54 | 76.54 | 41.42 | S 22°31'47"W |
| 11 | 45°00'00" | 125.00 | 96.17 | 95.67 | 51.78 | S 22°36'13"E | 44 | 46°19'49" | 100.00 | 80.86 | 78.66 | 42.73 | S 68°03'42"W |
| 12 | 45°00'00" | 100.00 | 76.54 | 76.54 | 41.42 | S 22°36'13"E | 45 | 46°19'49" | 125.00 | 101.08 | 98.35 | 53.49 | S 68°03'42"W |
| 13 | 23°22'11" | 150.00 | 61.18 | 60.76 | 31.02 | S 11°47'18"E | 46 | 17°57'45" | 150.00 | 46.83 | 46.83 | 23.73 | S 53°52'40"W |
| 14 | 21°37'49" | 150.00 | 56.61 | 56.29 | 28.86 | S 13°11'18"E | 47 | 28°22'04" | 150.00 | 73.51 | 73.51 | 37.23 | S 7°02'34"W |
| 15 | 30°00'00" | 20.00 | 31.42 | 28.28 | 20.00 | N 0°06'13"W | 48 | 88°45'59" | 20.00 | 30.99 | 27.98 | 19.54 | N 44°26'18"W |
| 16 | 30°00'00" | 20.00 | 31.42 | 28.28 | 20.00 | N 0°06'13"W | 49 | 88°45'59" | 20.00 | 30.99 | 27.98 | 19.54 | N 44°26'18"W |
| 17 | 88°40'11" | 20.00 | 30.95 | 27.95 | 19.54 | N 44°26'18"W | 50 | 91°14'01" | 20.00 | 31.85 | 28.59 | 20.44 | N 45°36'36"E |
| 18 | 43°26'13" | 50.00 | 37.91 | 37.00 | 19.91 | S 21°49'19"E | 51 | 88°45'59" | 20.00 | 30.99 | 27.98 | 19.54 | N 44°26'18"W |
| 19 | 59°15'54" | 50.00 | 51.72 | 49.44 | 28.44 | S 7°10'22"E | 52 | 91°19'49" | 175.00 | 78.95 | 78.95 | 43.01 | N 45°33'42"W |
| 20 | 76°44'46" | 50.00 | 66.97 | 62.08 | 39.59 | N 38°49'17"E | 53 | 93°39'38" | 200.00 | 33.72 | 33.68 | 16.90 | S 86°23'47"W |
| 21 | 75°7'03" | 50.00 | 64.53 | 60.15 | 37.64 | N 38°31'13"W | 54 | 25°38'26" | 200.00 | 89.50 | 88.6 | 45.51 | S 68°44'46"W |
| 22 | 73°23'54" | 20.00 | 25.62 | 23.90 | 14.91 | S 36°48'10"E | 55 | 23°14'02" | 200.00 | 81.10 | 80.65 | 41.12 | S 44°18'32"W |
| 23 | 91°19'49" | 20.00 | 31.88 | 28.61 | 20.47 | S 45°33'42"W | 56 | 21°17'36" | 200.00 | 74.33 | 73.90 | 37.40 | S 22°02'47"W |
| 24 | 90°00'00" | 20.00 | 31.42 | 28.28 | 20.00 | N 0°06'13"W | 57 | 11°30'07" | 200.00 | 40.15 | 40.08 | 20.14 | S 05°38'51"W |
| 25 | 90°00'00" | 20.00 | 31.42 | 28.28 | 20.00 | N 0°06'13"W | 58 | 11°30'07" | 150.00 | 20.80 | 20.75 | 14.95 | S 05°32'07"W |
| 26 | 26°45'34" | 150.00 | 70.06 | 69.42 | 35.86 | S 58°16'34"W | 59 | 89°14'56" | 150.00 | 181.29 | 175.45 | 103.52 | S 45°13'06"W |
| 27 | 19°14'15" | 150.00 | 61.24 | 59.93 | 25.87 | S 81°26'29"W | 60 | 10°41'51" | 150.00 | 28.01 | 27.97 | 14.04 | S 05°14'43"W |
| 28 | 46°19'49" | 125.00 | 101.08 | 98.35 | 53.49 | S 68°03'42"W | 61 | 91°19'49" | 20.00 | 31.88 | 28.61 | 20.47 | N 45°36'36"E |
| 29 | 46°19'49" | 100.00 | 80.86 | 78.66 | 42.73 | S 68°03'42"W | 62 | 88°40'28" | 20.00 | 30.95 | 27.96 | 19.54 | N 44°26'27"E |
| 30 | 91°14'01" | 20.00 | 31.85 | 28.59 | 20.44 | N 45°36'36"E | 63 | 88°46'16" | 20.00 | 30.99 | 27.98 | 19.54 | N 44°26'27"E |
| 31 | 88°45'59" | 20.00 | 30.99 | 27.98 | 19.54 | N 44°26'27"E | 64 | 91°13'44" | 20.00 | 31.84 | 28.59 | 20.43 | N 45°36'28"E |
| 32 | 45°00'00" | 150.00 | 117.81 | 114.81 | 62.13 | S 22°36'13"E | 65 | 91°19'49" | 20.00 | 31.88 | 28.61 | 20.47 | N 45°36'36"E |
| 33 | 20°04'31" | 175.00 | 61.32 | 60.00 | 30.98 | S 09°56'03"W | 66 | 88°40'28" | 20.00 | 30.95 | 27.96 | 19.54 | N 44°26'27"E |

DETAIL A

NOT TO SCALE

1/16 CORNER & NW CORNER OF "COLLEGE TERRACE" SUBD. (COMMON CORNER)

WEST BOUNDARY OF "COLLEGE TERRACE"

1/16 CORNER & NE CORNER OF "TWIN OAKS" SUBD. & SE CORNER OF "BUCKINGHAM GARDENS" SUBDIVISION

STADIUM BLVD.

WHITE PINE DRIVE

WOODLAND DRIVE BRISTLECONE DRIVE

WHISPERING PINE DRIVE

TRACT A

SCALE
1"=60'

North

62' 10" SETBACK

2" 1/2" 1/2" 1/2"

1/2" 1/2" 1/2"

1/2" 1/2" 1/2"

1/2" 1/2" 1/2"

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TECHNICAL SUPPORT

EHM Engineers, Inc.
ENGINEERS & SURVEYORS

THE LOTS ON THIS PLAN ARE SUBJECT TO INDIVIDUAL STORM WATER RETENTION REQUIREMENTS AS APPROVED BY THE CITY ENGINEER. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER RETENTION AREAS AS REQUIRED AND SHOWN ON THE DEVELOPMENT PLANS ON FILE WITH THE CITY OF TWIN FALLS ENGINEERING DEPARTMENT.
Based on 2000 CCA/Arc 8/2/97

Sheet 1 of 1

CITY OF TWIN FALLS 2008 ANNEXATION



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TECHNICAL SUPPORT



Scale: 1" = 1500'

Township 9, Range, 17,
Boise Meridian

Township 10, Range 17,
Boise Meridian

Printed Date: October 21,
2008

CITY LIMITS
SECTION LINE

R. 16 E.
R. 17 E.

T. 9 S.
T. 10 S.

T. 9 S.
T. 10 S.

R. 17 E.
R. 18 E.

R. 16 E.
R. 17 E.

R. 17 E.
R. 18 E.

ORD 2942
ANNEXATION